

## **Summary of Preliminary Assessment on Structural, Fire and Electrical Safety**

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Name of the Factory	: Arjon Fashions Ltd.
Address of the Factory	: 55/1, S.M. Maleh Road, River View Complex (7 <sup>th</sup> floor), Tanbazar, Narayanganj.
Present status of the factory	: Under operation
Structural Assessment Conducted by	: ACCORD.
Date of Structural Inspection	: Not Available due to unavailability of ACCORD report.
Fire Assessment Conducted by	: TÜV SÜD Bangladesh (Pvt.) Ltd.
Date of Fire Inspection	: 2015-12-21
Electrical Assessment Conducted by	: TÜV SÜD Bangladesh (Pvt.) Ltd.
Date of Electrical Inspection	: 2015-12-21
BKMEA Membership No	: 1654
BGMEA Membership No	: 4963

### **BASIC INFORMATION:**

The following general information was noted:

i. Building Usage Type	: Garment Factory.
ii. Structural System	: RCC beam column frame.
iii. Floor System	: RC Beam slab.
iv. Floor Area	: Unknown.
v. No. of Stories	: Basement + GF+ 9th floor.
vi. Construction Year	: Unknown.
vii. Foundation Type	: Not Available due to unavailability of ACCORD report.
viii. Design Drawings	: Not Available due to unavailability of ACCORD report.
ix. Soil Investigation Report	: Not Available due to unavailability of ACCORD report.
x. construction Materials	: Not Available due to unavailability of ACCORD report.
xi. Generator	:

### **RECOMMENDATIONS FOR CORRECTIVE ACTION:**

**The recommendations of corrective action for both Structural and Fire & Electrical Safety comprises in Short Term, Mid Term and Long Term basis.**

**The recommendations for Structural Safety corrective action are:**

Not Available due to unavailability of ACCORD report.

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The recommendations for **Fire & Electrical Safety** corrective action are:

**(A): Recommendations for Fire Safety corrective actions:**

<p>Immediate</p> <p><i>(the factory should not continue to be occupied until these non-conformities have been rectified):</i></p>	<p>N/A</p>
<p>Short Term</p> <p><i>(Actions that must be incorporated into a Fire Safety Management Plan immediately (1 ~ 2 weeks) and should be a regular activity</i></p>	<ul style="list-style-type: none"> <li>• The minimum clear width of the pathway should be 0.9 meter.</li> <li>• Rearrange the evacuation pathway to ensure the minimum width.</li> <li>• Remove all temporary items from all escape routes, aisles and passageway.</li> <li>• Direct route of access to required exits should be provided through stairway which are maintained free of combustibles.</li> <li>• Provide aisle marking with arrow guiding and exit signage on all Evacuation pathways .</li> <li>• Factory management should be checked alarm call points, alarm &amp; detection system periodically and maintained the record properly.</li> <li>• The first aid hose and standpipe performance should be checked periodically and properly tagged.</li> <li>• Combustible materials should keep away from electrical appliances and all the lighting in storage area must have protecting covers and wiring must be in conduits.</li> </ul>
<p>Mid Term</p> <p><i>(The remedial works indicated must be carried out within a period of 6 weeks)</i></p>	<ul style="list-style-type: none"> <li>• Replace all existing exit doors on evacuation routes, exit doors with side hinged type door, which swing outward and in the direction of travel. Swinging of the door should not constrict the width of the corridor / passage below 0.9 meter.</li> <li>• Remove all locking device from all egress door. All exit doors should be open-able from the side they serve without the use of a key.</li> <li>• Provide handrails on both side of each stairway with height of 0.9m measured from the nose of stair to the top of the handrail.</li> </ul>

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	<ul style="list-style-type: none"><li>• Doors in stair should be outward opening, side-swing, self closing, non-lockable 2 hours fire rated doors in all stair way encloses.(Also require fire rated door at the floor occupied by other tenants).</li><li>• Prepare design for installation of fire rating smoke proof enclosure. 2 hours fire rating doors for exit should not be less than that of 4 hours fire resistance rating of the walls of the smoke proof fire rated entry lobby.(Also require fire rated entry lobby at the floor occupied by other tenants).</li><li>• Prepare proper plan and design for fire rated barrier for 2 hour fire rating separated corridor at ground floor.</li><li>• Prepare proper plan and design for 4 hours fire rated barriers with 2 hours fire rated door at 7th floor boiler room, which located at the adjacent to finishing section.</li><li>• The stairway should be illuminated with emergency lighting with power back-up supply &amp; illumination should be a minimum of 10 lux for stairway.</li><li>• Produce design and plan for automatic detection system with automatic fire alarm and control panel.(Also needs to cover the floors occupied by other tenants) <input type="checkbox"/> Install Manual activation call point at all exit routes.</li><li>• Provide adequate nos. of smoke detectors to cover the whole factory building.</li><li>• Prepare proper design and plan for dedicated fire pump with alternate backup power supply.</li><li>• Prepare plan and design for dedicated water storage tank for firefighting operation as per RMG guideline.</li><li>• Prepare proper design and plan for fire lifts equipped with approved intercommunication (including two way voice communications) with the fire command station or control room on the ground floor lobby of the building.</li></ul>
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	<ul style="list-style-type: none"> <li>• Complete full design and plan for providing fire command station equipped with detailed floor plans along with clearly demarcated locations of fire detection and fighting devices and through the panel board able to detect fire alarm from any floor.</li> <li>• A suitable public address system should be provided for communicating to all floors as well as facilities to receive messages from all floors.</li> <li>• Visual alarm should be placed at the generator room.</li> <li>• Implement to a single fire safety management system with approvals from all tenants in the factory building.</li> <li>• Obtain the boiler license from the proper issuing authority.</li> <li>• Obtain the boiler operator license from the proper issuing authority.</li> </ul>
<p>Long Term (The remedial works indicated must be carried out within a period of 6 months)</p>	<ul style="list-style-type: none"> <li>• Install smoke proof fire rated entry lobby at emergency stairways to separate from the area of incidence.(Also require fire rated entry lobby at the floor occupied by other tenants).</li> <li>• All stairway to have direct access to any designated refuge area which requires 2 hour fire rated construction at ground floor for fire separated corridor.</li> <li>• Provide 4 hours fire rated barriers with 2 hours fire rated door at 7th floor boiler room, which located at the adjacent to finishing section.</li> <li>• Install automatic detection system with automatic fire alarm and control panel.(Also needs to cover the floors occupied by other tenants).</li> <li>• Install dedicated fire pump with alternate backup power supply.</li> <li>• Stand pipe supplying first aid hose should have minimum pressure of 200 KPa.</li> </ul>

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	<ul style="list-style-type: none"> <li>• Provide dedicated storage tank for fire fighting operation.</li> <li>• Install fire lifts equipped with approved intercommunication (including two way voice communications) with the fire command station or control room on the ground floor lobby of the building.</li> <li>• Provide fire command station equipped with detailed floor plans along with clearly demarcated locations of fire detection and fighting devices and through the panel board able to detect fire alarm from any floor.</li> </ul>
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### **(B): Recommendations for Electrical Safety corrective actions:**

<p>Immediate</p> <p><i>(the factory should not continue to be occupied until these non-conformities have been rectified):</i></p>	<ul style="list-style-type: none"> <li>• Over current protection devices (Circuit breakers) should be installed at all distribution panels.</li> </ul>
<p>Short Term <i>(Actions that must be incorporated into a Fire Safety Management Plan immediately (a week) and should be a regular activity)</i></p>	<ul style="list-style-type: none"> <li>• Re-locate oil / fuel tanks away from control panels in generator room.</li> </ul>
<p>Mid Term</p> <p><i>(The remedial works indicated must be carried out within a period of 6 weeks)</i></p>	<ul style="list-style-type: none"> <li>• 1. Provide updated Electrical layout drawing prepared after proper locations of all outlets for lamps, fans, fixed and transportable appliances, motors etc.</li> <li>• 2. Drawings to indicate exact positions of all points of switch boxes and other outlets to match existing installation.</li> <li>• 3. As built drawing to be approved by the engineer-in-charge.</li> <li>• All unwanted materials should be removed from transformer / Generator room.</li> <li>• Provide rubber mats of adequate size in front of all distribution panels.</li> </ul>

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	<ul style="list-style-type: none"> <li>• Install smoke detection and provide firefighting equipment in the substation and generator room.</li> <li>• Provide proper clearance of 0.8 - 1.0 m in front of all distribution panels/switchboards.</li> <li>• Provide cable connections with properly soldered / welded lugs at (LT/MDB/DB/SDB)'s.</li> <li>• Ensure that all the electrical connections are properly secured with lugs and glands.</li> <li>• Select conductors and MCCB/MCB with adequate sizing without exceeding permissible current carrying capacity for insulation.</li> <li>• Avoid looping and bunch of cable at MCCB/MCB or bus bar terminal, use individual circuit and over current device for every incoming and outgoing circuit at the distribution boards.</li> <li>• Provide circuit diagram /circuit list with proper current ratings and fuse size, marking for DBs identifying end use load, voltage, number of phases.</li> <li>• Provide proper separate earthing/grounding to generator. Ensure that generator body frame to have two separate and distinct connections to the earth / ground.</li> <li>• Provide adequate earthing to body and doors to all MDBs / DBs. Ensure that all electrical panels provided with proper and separate earth potential.</li> </ul>
<p>Long Term</p> <p><i>(The remedial works indicated must be carried out within a period of 6 months)</i></p>	<ul style="list-style-type: none"> <li>• 1. Provide updated SLD matching the existing installation at the factory.</li> <li>• 2. SLD to indicate exact positions of all points of switch boxes and other outlets.</li> <li>• 3. SLD to be approved by the engineer-in-charge.</li> <li>• 1. Design to have proper segregation of different end used loads.</li> <li>• 2. Wiring design to have separate and distinct sub-circuits for power and heating system.</li> <li>• 3. All DBs to be placed conveniently. 4. Wiring to be neat, tidy and located near ceiling.</li> <li>• For buildings &gt; 20m high, provide at least one vertical shaft of 200 x 400 mm for every 1500 sq.m. floor area.</li> <li>• Each circuit should have a separate neutral (use of common neutral</li> </ul>

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	<p>for more than one circuit shall not be permitted).</p> <ul style="list-style-type: none"><li>• Seal the cable entry-exit points of (LT/MDB/DB/SDB)'s with non-flammable materials. In addition:<ol style="list-style-type: none"><li>1. Ensure that HT / LT panels / Switchgears to be vermin / damp proof.</li><li>2. Ensure all unused holes / openings in DBs to be blocked properly.</li></ol></li><li>• <ol style="list-style-type: none"><li>1. Provide the ECC to meet minimum cross-sectional area as per table 4.5.</li><li>2. Ensure that connections between conductors / equipments provided to durable electrical continuity and adequate mechanical strength and protection.</li><li>3. The continuous earth connection is provided back to the main intake supply earth.</li></ol></li><li>• Provide adequate protection against lightning depending on the probability of a strike and acceptable risk levels at roof top of building.</li></ul>
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